

IN RE: PETITION FOR SPECIAL HEARING
SW/S Liberty Road, 229' W of
the c/l of Stoneybrook Road
(8909 Liberty Road)
2nd Election District
2nd Councilmanic District
Allegany Conference of the
Seventh Day Adventist Church
Petitioners

BEFORE THE
ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 90-47-SPH

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioners herein request a special hearing to approve a church and parking lot with property line setbacks of 68 feet and 65 feet for the church and 7 feet and 8 feet for the parking lot, in lieu of the required 100 feet for all, in accordance with Petitioner's Exhibit 1.

The Petitioners, by W. Nunnally, Head Elder, appeared and testified. Also appearing on behalf of the Petition was Femi Olarewaju, Architect. Appearing as Protestants in the matter were: Gilbert and Sydney Hillman, and Myer and Shirley Stoler.

Testimony indicated that the subject property, known as 8909 Liberty Road, consists of 2.65 acres more or less zoned D.R. 3.5, is located between Green Lane and Liberty Road and is currently unimproved. Petitioners are desirous of constructing a new church on the subject property with parking on either side and directly to the rear of the proposed structure. Testimony indicated that although the church will front on Liberty Road, access to the site will be from Green Lane, leaving the rear portion of the site as open space. There was no further testimony to support the need for the relief requested.

The Protestants, who are residents on the adjoining D.R. 3.5 property across the private road from the subject site, are not opposed to the location of a church on the subject property; however, they do object

to the apparent lack of a storm water management program for the site and the location of a parking lot on the south side of the property, which in some instances is only 7 feet from the side property line.

It should be noted that the Petition for Special Hearing requests variances from setback requirements which are more properly addressed via a Petition for Zoning Variance. Further, the Petition for Special Hearing does not address Residential Transition Area (RTA) requirements. There was no testimony or evidence presented to support that the church proposed had been planned to the extent possible with residential transition area use requirements, in accordance with Section 1801.1B.2c.6. Said Section permits an exception to RTA requirements for a new church or other building for religious worship, provided the site plan has been approved following a public hearing in accordance with Section 500.7. "Any such hearing shall include a finding that the proposed improvements are planned in such a way that compliance, to the extent possible with RTA use requirements, will be maintained and that said plan can otherwise be expected to be compatible with the character and general welfare of the surrounding residential premises." The regulations require a finding by the Zoning Commissioner that the church complies as much as possible with RTA requirements and is otherwise consistent with the character and general welfare of the surrounding residential uses.

It is clear that the B.C.Z.R. permits the use proposed in a D.R. 3.5 zone as a matter of right. However, it is equally clear that the proposed use would be detrimental to the primary uses in the vicinity. Therefore, it must be determined if the conditions as delineated in Section 502.1 are satisfied in light of the requirements.

- 2 -

After reviewing all of the testimony and evidence presented, it appears that the special hearing should not be granted.

The Petitioner had the burden of adducing testimony and evidence which would show that the proposed use met the prescribed standards and requirements set forth in Sections 502.1, 500.7 and 1801.1B.2c.6 of the B.C.Z.R. In fact, the Petitioner has not shown that the proposed use would be conducted without real detriment to the neighborhood and would not adversely affect the public interest. There was no testimony or evidence presented to address RTA requirements as required by Section 1801.1B.2c.6, nor was there any effort made by Petitioners to offer a modification of the plan introduced to allay the concerns of the Protestants as to storm water management provisions for the site or a relocation of the parking lot adjacent to their adjoining property line. The facts and circumstances show that the proposed use at the particular location described by Petitioner's Exhibit 1 would have an adverse impact above and beyond that inherently associated with such a special exception use, irrespective of its location within the zone. Schultz v. Pritts, 432 A.2d 1319 (1981).

The proposed use will be detrimental to the health, safety, or general welfare of the locality, and will tend to create congestion in roads, streets, or alleys therein. It will be inconsistent with the purposes of the property's zoning classification, and inconsistent with the spirit and intent of the B.C.Z.R.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, it appears that the requirements of Sections 500.7 and 1801.1B.2c.6 have not been met and the health, safety,

- 3 -

and general welfare of the community shall be adversely affected. Therefore, the relief requested in the special hearing should be denied.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 12th day of September, 1989 that the Petition for Special Hearing to approve a church and parking lot with property line setbacks of 68 feet and 65 feet for the church and 7 feet and 8 feet for the parking lot, in lieu of the required 100 feet for all, in accordance with Petitioner's Exhibit 1, be and is hereby DENIED.

J. Robert Haines
J. ROBERT HAINES
Zoning Commissioner
for Baltimore County

JRH:bjs

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

90-47-SPH

District: 2nd Date of Posting: July 12, 1989
Posted for: Special Hearing
Petitioner: Allegany Conference of Seventh Day Adventist Church
Location of property: SW/S Liberty Road, 229' W of c/l of Stoneybrook Road, 8909 Liberty Road
Location of Sign: SW side of Liberty Road, in front of subject property
Remarks: _____
Posted by: J. Robert Haines Date of return: July 28, 1989
Number of Signs: 1

PETITION FOR SPECIAL HEARING TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

90-47-SPH

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve

A CHURCH AND PARKING LOT WITH SETBACKS (PROPERTY LINE) OF 68 FT AND 65 FT FOR THE CHURCH AND PROPERTY LINE SETBACKS OF 7 FT AND 8 FT FOR THE PARKING LOT IN LIEU OF THE REQUIRED 100 FT
Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of the above Special Hearing advertising, posting, etc., upon filing of this Petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser:

(Type or Print Name)

Signature

Address

City and State

Attorney for Petitioner:

(Type or Print Name)

Signature

Address

City and State

Attorney's Telephone No.:

Legal Owner(s):

Allegany East Conf
Assoc. of 7th Day Adventists
Alvin M. Kibble, President

Signature

Address

City and State

8334 LIBERTY RD (30) 51 0737
BAL MD 21207

Name, address and phone number of legal owner, contract purchaser or representative to be contacted

FEMI OLAREWAJU

814 F CINNAMON RIDGE PL COCKENSVILLE
MD 21030

ORDERED By The Zoning Commissioner of Baltimore County, this 12th day of July, 1989, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 10 day of August, 1989, at 2 o'clock P. M.

J. Robert Haines
J. ROBERT HAINES
Zoning Commissioner of Baltimore County

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3333

J. Robert Haines
Zoning Commissioner

September 27, 1989

Mr. W. Nunnally
7410 Allmont Road
Baltimore, Maryland 21207

RE: PETITION FOR SPECIAL HEARING
SW/S Liberty Road, 229' W of the c/l of Stoneybrook Road
(8909 Liberty Road)
2nd Election District - 2nd Councilmanic District
Allegany Conference of Seventh Day Adventists Church - Petitioners
Case No. 90-47-SPH

Dear Mr. Nunnally:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Special Hearing has been denied in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact Ms. Charlotte Radcliffe at 887-3391.

Very truly yours,

J. Robert Haines
J. ROBERT HAINES
Zoning Commissioner
for Baltimore County

JRH:bjs

cc: Messrs. Alvin M. Kibble, President, and
William M. Taliaferro, Pastor, Allegany East Conference,
Assoc. of 7th Day Adventists, 8334 Liberty Road, Baltimore, Md. 21207

Mr. & Mrs. Gilbert Hillman
8917 Flagstone Circle, Randallstown, Md. 21133

Mr. & Mrs. Myer Stoler
8903 Liberty Road, Baltimore, Md. 21207

People's Counsel

File

Columbia Office
Walter Park
Registered Surveyor
Phone 78-0900

M. & H. DEVELOPMENT ENGINEERS, INC.

200 EAST JOPPA ROAD
ROOM 101, SHELL BUILDING
TOWSON, MARYLAND 21204
MARCH 6, 1989

PROPERTY DESCRIPTION TO ACCOMPANY SIDE YARD VARIANCE-8909 LIBERTY RD.

Beginning N 65° 48' 10" W 229' from the intersections formed by the center line of Stoneybrook Road and the southwesterly side of Liberty Road (80 foot right of way) thence leaving Liberty Road N 43° 29' 20" W 702' to Green Lane thence N 27° 54' 00" W 120' thence leaving Green Lane N 30° 56' 20" E 592.96' to southwesterly side of said Liberty Road thence S 65° 48' 10" E 257 feet to the place of beginning.
Containing 2.65 acres of land more or less.



Malcolm E. Hudkins
Registered Surveyor #5093

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3333

J. Robert Haines
Zoning Commissioner

DATE 7-24-89

Allegany Conference of the Seventh-Day Adventist Church
8335 Liberty Road
Baltimore, Maryland 21207

Re: Petition for Special Hearing
CASE NUMBER 90-47-SPH
SW/S Liberty Road, 229' W of c/l of Stoneybrook Road
8909 Liberty Road
2nd Election District - 2nd Councilmanic
Petitioner(s): Allegany Conference of Seventh-Day Adventist Church, et al
HEARING SCHEDULED: THURSDAY, AUGUST 10, 1989 at 2:00 p.m.

Gentlemen:

Please be advised that \$24.94 is due for advertising and posting of the above captioned property.

THIS FEE MUST BE PAID AND THE ZONING SIGN & POST SET(S) RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT ISSUE. DO NOT REMOVE THE SIGN & POST SET(S) FROM THE PROPERTY UNTIL THE DAY OF THE HEARING.

Please make your check payable to Baltimore County, Maryland. Bring the check and the sign & post set(s) to the Zoning Office, County Office Building, 111 W. Chesapeake Avenue, Room 113, Towson, Maryland fifteen (15) minutes before your hearing.

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE 8/10/89 ACCOUNT 201615000
AMOUNT \$ 24.94
RECEIVED ALLEGANY CONF 7TH DAY ADV
FOR PAY
BY 8055*****37718 211F
VALIDATION OR SIGNATURE OF CARRIER

Information call 453-3800

LEGAL NOTICE

THE NORTHWEST STAR

Manager *Jon Oak*

Cost of Advertisement 21.60

CERTIFICATE OF PUBLICATION

TOWSON, MD. July 21 1989

THIS IS TO CERTIFY that the annexed advertisement published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on July 20 1989.

THE JEFFERSONIAN

S. Zeke Olson
Publisher

PO 13724
reg 131040
ca 90-47-SPH
price \$ 41.37

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3353

J. Robert Haines
Zoning Commissioner

July 6, 1989

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland as follows:

Petition for Special Hearing
CASE NUMBER 90-47-SPH
SUS Liberty Road, 229' W of c/l of Stoneybrook Road
8909 Liberty Road
2nd Election District - 2nd Councilmanic
Petitioner(s): Allegheny Conference of Seventh-Day Adventist Church, et al
HEARING SCHEDULED: THURSDAY, AUGUST 10, 1989 at 2:00 p.m.

Special Hearings To approve a church and parking lot with setbacks of 68 feet and 65 feet for the church and 7 feet and 8 feet for the parking lot in lieu of the required 100 feet.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be in writing and received in this office by the date of the hearing set above or presented at the hearing.

J. Robert Haines
J. ROBERT HAINES
ZONING COMMISSIONER
BALTIMORE COUNTY, MARYLAND

JRH:gs
cc: Femi Olarewaju
Allegheny Conference of 7th Day Adventist Church
File

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3353

J. Robert Haines
Zoning Commissioner

May 18, 1989

Femi Olarewaju
814-F Cinnamon Ridge Place
Cockeysville, MD 21030

RE: Petition for a Special Hearing
8909 Liberty Road
Item #407

Dear Mr. Olarewaju:

I am in receipt of your letter postmarked May 1st containing three revised petition forms. However, per my April 18th letter (copy attached), three (3) revised zoning descriptions (notes and bounds) are also needed before this case can be processed any further. These descriptions must be received within 10 days or the petition will be dismissed and the fees not refunded.

If you have any questions, please do not hesitate to call me at 887-3391.

Very truly yours,
John J. Sullivan, Jr.
John J. Sullivan, Jr.
Planning & Zoning Associate III

JJS:scj
cc: file

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3353

J. Robert Haines
Zoning Commissioner

April 18, 1989

Femi Olarewaju
814-F Cinnamon Ridge Place
Cockeysville, MD 21030

RE: Petition for Special Hearing
8909 Liberty Road
Filed 3/28/89; Item No. 407

Dear Mr. Olarewaju:

As you were informed on March 28, 1989, the date of your appointment, your petition needs revisions to the forms and zoning descriptions. This petition was accepted on condition that corrections would be made in a timely manner. To date, no revisions have been received by this office. If the requested revisions are not received within 15 days, the petition will be dismissed and the fees not refunded.

If you have any questions, you may call John Sullivan of the Development Control Office at 887-3391.

Very truly yours,
J. Robert Haines
J. ROBERT HAINES
Zoning Commissioner

JJS:scj
cc: Alvin M. Kibble, President
Liberty Seventh Day Adventist Church
File

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

August 2, 1989

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

MEMBERS

Bureau of Engineering
Department of Traffic Engineering
State Roads Commission
Bureau of Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial Development

Mr. Alvin M. Kibble
Allegheny East Conf. Assoc.
8334 Liberty Road
Baltimore, MD 21207

RE: Item No. 407; Case No. 90-47-SPH
Petitioner: Allegheny East Conf., et al
Petition for Special Hearing

Dear Mr. Kibble:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development that may have a bearing on this case. Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

IT WOULD BE APPRECIATED IF YOU WOULD RETURN YOUR WRITTEN COMMENTS TO MY OFFICE, ATTENTION JULIE WINIARSKI. IF YOU HAVE ANY QUESTIONS REGARDING THIS, PLEASE CONTACT HER AT 887-3391.

Very truly yours,
James E. Dyer
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:jw
Enclosures

cc: Femi Olarewaju
814 F. Cinnamon Ridge Pl.
Cockeysville, MD 21030

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3353

J. Robert Haines
Zoning Commissioner

Your petition has been received and accepted for filing this 7th day of June, 1989.

J. Robert Haines
J. ROBERT HAINES
ZONING COMMISSIONER

Received By:
James E. Dyer
Chairman,
Zoning Plans Advisory Committee

Petitioner: Allegheny East Conf., et al
Petitioner's Attorney:

Maryland Department of Transportation
State Highway Administration

Richard H. Trainor
Secretary
Neil Kassoff
Administrator

June 30, 1989

Mr. J. Robert Haines
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Attn: Mr. James Dyer

RE: Baltimore County
Liberty Seventh Day
Adventist Church
Zoning Meeting of 6-6-89
S/S Liberty Road (MD 26)
229' West of Stoneybrook
Road
(Item #407)

Dear Mr. Haines:

After reviewing the submittal for a special hearing to approve a church and parking lot with setbacks of 68 feet and 65 feet for the church and 7 feet and 8 feet for the parking lot in lieu of the required 100 feet, we have the following comment.

The plan must be revised to show some type of physical barrier in the fire access entrance onto Liberty Road. The location of this barrier should be 30' from the edge of Liberty Road and the type must be compatible and in agreement with the Baltimore County Fire Department.

This requirement is to prevent this entrance from being used for purposes other than emergencies.

Also, a complete hydraulic review must be approved by the State Highway Administration concerning the proposed storm drain connections into SHA storm drain system along Liberty Road prior to issuance of building permits.

If you have any questions, please call Larry Brocato at 333-1350.

Very truly yours,
Creston J. Mills, Jr.
Creston J. Mills, Jr., Chief
Engineering Access Permits
Division

LB:maw
cc: Mr. J. Schwartzberg
Mr. J. Ogle

My telephone number is (301) 333-1350 (Fax Number 333-1041)
Teletypewriter for Impaired Hearing or Speech
383-7555 Baltimore Metro - 565-0451 D.C. Metro - 1-800-482-6012 Nationwide Toll Free
707 North Calvert St., Baltimore, Maryland 21203-0717

BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT

July 14, 1989
Date

Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Zoning Item # 407 - Zoning Advisory Committee Meeting of June 6, 1989

Property Owner: Allegheny Conf. of 7th Day Adventist Church District: 2

Location: SLW5 Liberty Rd Sewage Disposal: mtl

Water Supply: mtl

CONCERNS ARE AS FOLLOWS:

- () Prior to approval of a Building Permit for construction, renovation and/or installation of equipment for any existing or proposed food service facility, complete plans and specifications must be submitted to the Plans Review Section, Bureau of Regional Community Services for final review and approval.
- () Prior to installation of fuel burning equipment, the owner shall contact the Bureau of Air Quality Management, 887-3775, to obtain requirements for such installation(s) before work begins.
- () A permit to construct from the Bureau of Quality Management is required for such items as spray paint processes, underground gasoline storage tank(s) (5,000 gallons or more) and any other equipment or process which exhausts into the atmosphere.
- () A permit to construct from the Bureau of Air Quality Management is required for any chiller generation which has a total cooling surface area of five (5) square feet or more.
- () Prior to approval of a Building Permit Application for renovation to existing or construction of new health care facilities, complete plans and specifications of the building, food service area and type of equipment to be used for the food service operation must be submitted to the Plans Review and Approval Section, Division of Engineering and Maintenance, State Department of Health and Mental Hygiene for review and approval.
- () Prior to any new construction or substantial alteration of public swimming pool, wading pool, bathhouse, sauna, whirlpool, hot tub, water and sewerage facilities or other appurtenances pertaining to health and safety; two (2) copies of plans and specifications must be submitted to the Baltimore County Department of Environmental Protection and Resource Management for review and approval. For more complete information contact the Water Quality Monitoring Section, Bureau of Regional Community Services, 687-6500 x 315.
- () Prior to approval for a nursery school, owner or applicant must comply with all Baltimore County regulations for more complete information, contact the Division of Maternal and Child Health.
- () If lubrication work and oil changes are performed at this location, the method providing for the elimination of waste oil must be in accordance with the State Department of the Environment.
- () Prior to razing of existing structure(s), petitioner must contact the Division of Waste Management at 887-3745, regarding removal and/or disposal of potentially hazardous materials and solid wastes. Petitioner must contact the Bureau of Air Quality Management regarding removal of asbestos, 887-3775.
- () Any abandoned underground storage tanks containing gasoline, waste oil, solvents, etc., must have the contents removed by a licensed hauler and tank removed from the property or properly backfilled. Prior to removal or abandonment, owner must contact the Division of Waste Management at 887-3745.
- () Soil percolation tests, have been _____ must be _____ conducted.
() The results are valid until _____
() Soil percolation test results have expired. Petitioner should contact the Division of Water and Sewer to determine whether additional tests are required.
- () Where water wells are to be used as a source of water supply, a well meeting the minimum Baltimore County Standards must be drilled.
- () In accordance with Section 13-117 of the Baltimore County Code, the water well yield test () shall be valid until _____
() is not acceptable and must be retested. This must be accomplished prior to conveyance of property and approval of Building Permit Applications.
- () Prior to occupancy approval, the potability of the water supply must be verified by collection of bacteriological and chemical water samples.
- () If submission of plans to the County Review Group is required, a Hydrogeological Study and an Environmental Effects Report must be submitted. For more information contact the Division of Environmental Management at 887-3990.
- () In order to subdivide this property, the owner or developer will be required to comply with the subdivision regulations of the State of Maryland and Baltimore County. If there are any questions regarding the subdivision process, please contact the Land Development Section at 887-2762.
- () Others _____

[Signature]
BUREAU OF WATER QUALITY AND RESOURCE

Liberty Seventh Day Adventist Church
Page 2
June 15, 1989

GENERAL COMMENTS: (Con't)

Any manmade embankment over 10 feet vertically shall be designed and/or approved by a soils engineer. The following note is to be placed on the sediment control plans and grading plans before approval will be given:

"All manmade embankments have been designed and/or certified for stability by a soils engineer."

The Developer shall be responsible for damages to the County's facilities, such as water meters, manholes, curbs and gutters and inlets within his subdivision. Occupancy Permits will be withheld until such damages have been corrected.

The Developer's Engineer shall investigate the need and obtain the necessary permits for the facilities serving this site that may require a "Corps of Engineers Permit", a "Water Resources Permit", a "Water Quality Certification", and any other Federal or State Permits. These facilities cannot be sent to contract until such permits have been received.

HIGHWAY COMMENTS:

Green Lane is an existing road which shall ultimately be improved as a 20-foot street cross section on a 60-foot right-of-way.

The Developer's responsibilities along the existing road frontage of the subdivision shall be as follows:

- The submission of detailed construction drawings to extend a minimum distance of 200 feet beyond the limits of the subdivision or as may be required to establish line and grade.
- The submission of full cross-sections is deemed necessary for design and/or construction purposes. The sections are to be taken at 25-foot intervals and are to be shown on standard cross-section paper at 1" = 5' horizontal to 1" = 5' vertical scale.
- The preparation of the right-of-way plate for any offsite road rights-of-way required to make the necessary improvements. Baltimore County will attempt to acquire the right-of-way at the Developer's expense.
- The grading of the widening and the existing road to the established grade. Where adjacent properties are adversely affected by the improvements, the Developer shall be financially responsible for the necessary repairs to these properties.
- The relocation of any utilities or poles as required by the road improvements.
- The construction of combination curb and gutter in its ultimate location and a maximum of 23.5 feet of paving adjacent thereto along the frontage of the property. The paving thickness shall conform with Baltimore County Standards.

Baltimore County
Department of Public Works
Bureau of Traffic Engineering
County Office Building
Towson, Maryland 21204
(301) 887-3554

July 24, 1989

RECEIVED
AUG 3 1989
ZONING OFFICE

Mr. J. Robert Haines
Zoning Commissioner
County Office Building
Towson, MD 21204

Dear Mr. Haines:

The Bureau of Traffic Engineering has no comments for items number 417, 502, 503, 504, 505, 506, 507, 508, 509, 510 and 512.

Very truly yours,

[Signature]
Michael S. Flanagan
Traffic Engineer Associate II

MSF/lab

Liberty Seventh Day Adventist Church
Page 3
June 15, 1989

HIGHWAY COMMENTS: (Con't)

The paving thickness shall conform with Baltimore County Standards and requirements.

It shall be the responsibility of the Developer's engineer to clarify all rights-of-way within the property and to initiate such action that may be necessary to abandon, widen or extend said rights-of-way. The Developer shall be responsible for the submission of all necessary plans and for all costs of acquisition and/or abandonment of these rights-of-way.

The entrance locations are subject to approval by the Bureau of Traffic Engineering.

Entrances shall be a minimum of 24 feet and a maximum of 35 feet wide, shall have 10-foot minimum radii curb returns, shall be located a minimum of 15 feet from any property line, and shall be constructed in accordance with Baltimore County Standards (Details R-32, 1977 Edition), as the Developer's total responsibility.

In accordance with Bill No. 32-72, street lights are required in all subdivisions. The Developer will be responsible for the full costs of installation of the cable, poles and fixtures. The County will assume the cost of the power when the streets have been accepted for County maintenance.

Ramps shall be provided for physically handicapped persons at all street intersections.

Sidewalks are required adjacent to the public roads serving this site, including State roads as applicable. The walks shall be 5 feet wide and shall be installed to conform with Baltimore County Standards, which places the back edge of the sidewalk 2 feet off the property line, or the adjacent unnumbered area.

The Developer shall be responsible for construction stake-out of all highway improvements required in connection with this site and all take-outs shall be in accordance with Baltimore County Standards.

It shall be the Developer's responsibility to have his engineer set property line control stakes on the points of curvature and points of tangency and on adjacent rights-of-way along proposed roads to be used as control for the stake-out of utilities.

STORM DRAINS AND SEDIMENT CONTROL COMMENTS:

The Developer is responsible for the total actual cost of drainage facilities required to carry the storm water run-off through the property to be developed to a suitable outfall. The Developer's cost responsibilities include the acquiring of easements and rights-of-way - both onsite and offsite - and the dealing in fee of said rights-of-way to the County. Preparation of all construction, rights-of-way and easement drawings, engineering and surveys, and payment of all actual construction costs including the County overhead both within and outside the development, are also the responsibilities of the Developer.

Baltimore County
Fire Department
800 York Road
Towson, Maryland 21204-2586
(301) 887-4500
Paul H. Reische
Chief

JUNE 12, 1989

J. Robert Haines
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, MD 21204

[Signature]
Dennis F. Rasmussen
County Executive

RE: Property Owner: ALLEGHENY CONFERENCE OF SEVENTH-DAY ADVENTIST CHURCH AND LIBERTY SEVENTH-DAY ADVENTIST CHURCH

Location: #8909 LIBERTY ROAD

Item No.: 407 Zoning Agenda: JUNE 6, 1989

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

1. Fire hydrants for the referenced property are required and shall be located at intervals of 300' feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1988 edition prior to occupancy.

REVIEWER: *[Signature]* Noted and Approved *[Signature]*
Planning Group Fire Prevention Bureau
Special Inspection Division

JK/KER

JUN 14 1989

Liberty Seventh Day Adventist Church
Page 4
June 15, 1989

STORM DRAINS AND SEDIMENT CONTROL COMMENTS: (Con't)

Onsite drainage facilities serving only areas within the site are considered private. Therefore, construction and maintenance shall be the Developer's responsibility. However, a drainage area map, scale 1" = 200', including all facilities and drainage areas involved, shall be shown on a plan and submitted to Baltimore County for review.

The Developer must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Developer.

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

Storm water management drawings will be necessary to be reviewed and approved prior to the recording of any record plat or the issuance of any grading or building permits.

In accordance with Baltimore County Council Grading, Sediment Control and Forest Management Ordinance (Bill No. 33-88), a grading plan shall be approved and a Performance Bond posted prior to issuance of a grading permit. A sediment control plan is required. The number of square feet of land disturbed shall be indicated on the sediment control drawing.

The Developer shall be responsible to stabilize the sidewalk areas and supporting slopes on all road rights-of-way following completion of the initial grading of the boxed-out upgrade. The stabilization shall be accomplished within the nearest period of optimum seeding as established in the Baltimore County Sediment Control Manual. Minimum acceptable stabilization measures will be as specified in the Baltimore County Sediment Control Manual under "Critical Area Stabilization (With Semi-Permanent Seeding)".

Failure by the Developer to accomplish the stabilization as aforementioned will result in the termination of all processing phases of this development.

WATER AND SANITARY SEWER COMMENTS:

A preliminary print of this property has been referred to the Baltimore City Water Division for review and comment in regard to adequacy of water pressure in this development. If Baltimore City has any comment, it will be forwarded.

Permission to obtain a metered connection from the existing main may be obtained from the Department of Permits and Licenses.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Carl Richards
Zoning Advisory Committee
Date: June 15, 1989

FROM: Robert W. Bowling, P.E.
Chief

SUBJECT: Item #407 - Liberty Seventh Day Adventist Church

PROPERTY OWNER: Allegheny Conference of Seventh Day Adventist Church
Liberty Seventh Day Adventist Church
LOCATION: 8909 Liberty Road -- Randallstown
DISTRICT: 2C2

The Zoning Plan for the subject item has been reviewed by the Developers Engineering Division and we comment as follows:

GENERAL COMMENTS:

All private contracts for construction of storm drains and roads intended for public title and maintenance must be let under a contract form, proposal and attachments adopted by the Baltimore County Department of Public Works. The Developer has the option of placing the storm drains under a public contract.

All construction drawings and construction for public use shall conform with Baltimore County Department of Public Works Design Standards and Standard Specifications and Details for Construction.

The responsibilities of the Developer involving public improvements shall include the Inspection Fees, Burden and Fringe Costs incurred. Currently these charges are 3 times payroll for Metropolitan District Projects and 2 times payroll for the Capital Improvement Fund.

All improvements, intersections, entrances, drainage requirements and construction affecting a State Road right-of-way are subject to the Standards, specifications and approval of the Maryland State Highway Administration in addition to those of Baltimore County.

A Public Works Agreement must be executed by the owner and Baltimore County for the required public improvements, after which a Building Permit may be approved.

In accordance with Bill No. 56-82, dredging, filling or construction in any wetland is prohibited.

CPS-008

Liberty Seventh Day Adventist Church
Page 5
June 15, 1989

WATER AND SANITARY SEWER COMMENTS: (Con't)

Permission to connect to, or (to connect additional sanitary fixtures to) the existing public sanitary sewer may be obtained from the Department of Permits and Licenses.

The total Water and/or Sanitary Sewer System Connection Charge is determined, and payable, upon application for the Plumbing Permit. This charge is in addition to the normal front foot assessment and permit charges.

This property is subject to Water and/or Sewer System Connection Charges based on the size of water meters utilized in accordance with current County Policy.

Fire hydrant spacing and location are subject to review and approval by the Fire Protection Section of the Fire Department.

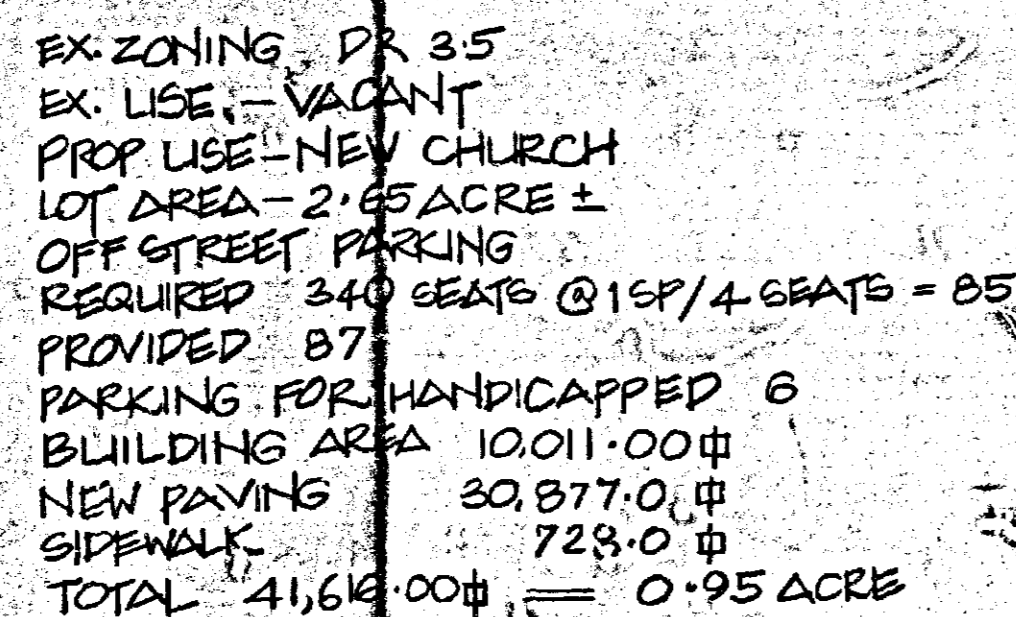
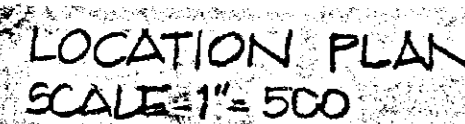
The Developer shall contact Mr. Carlyle Brown of the Bureau of Public Services on 887-3321 for information on obtaining water service where the meter required is 3" or less, or the Developers Engineering Division on 887-3751 for water service requiring meters 4" and larger.

[Signature]
Robert W. Bowling, P.E., Chief
Developers Engineering Division

RWB:pab

cc: File

SEVENDAY/TTCOMM2



○ DENOTES EX. TREES TO REMAIN

APPLICANT AND OWNER
ALLEGHENY CONFERENCE OF SEVENTH DAY
ADVENTIST CHURCH & LIBERTY SEVENTH DAY
ADVENTIST CHURCH, 8334 LIBERTY ROAD
BALTIMORE 21207 301-521-0737



RANDALLSTOWN, BALTIMORE COUNTY

FEMI OLAREWAJU - DESIGNER
5518 ELDERON AVENUE, BALTIMORE MD 21215

J. J. SCHWARTZBERG-ENGINEER

117 WARREN ROAD-SUITE 26B, BALTIMORE MD 21208
301-486-4770

SCALE: 1:30. CHECKED:

ISSUED: 4-18-88